

AVAILABLE FOR LEASE
HIGH PROFILE TAURANGA RETAIL, CBD



Profile, signage, location, parking, corner, CBD access route.

TWO STREET FRONTAGES

Location	Corner Elizabeth & Durham Streets, Tauranga.
Zoning	Commercial Business.
Available	Immediately
Property Details	Retail space may be divided to form 2 separate spaces as per attached plan. Tenancy 1 approx 550 sq metres Tenancy 2 approx 367 sq metres Or total space 917 sq metres
Additional Storage	Basement space available for storage, offices etc. up to approx. 800sm Available with either space
Car spaces	Approx 7-10 spaces included in rental, on site. On street car parking directly in front, less than 2 mins walk from 2 CBD public car parks.
Rent	Tenancy 1. \$127,850.00 pa + Operating Expenses + GST per annum Tenancy 2. \$73,200.00 pa + Operating Expenses + GST per annum Total Ground Floor Space \$190,000.00 pa + Operating Expenses + GST per annum Basement Storage area. \$40,000pa + Operating Expenses + GST per annum
Lease Term	7 years with 2 yearly rent review
Right of Renewal	Negotiable
Form Of Lease	6th edition ADLS standard form modified, as attached Landlords standard form, or available from Guideline. <i>To assist in expediting any lease agreement approvals, please complete the attached Statement of Position and submit with the Agreement. SOP's should be obtained for all guarantors, and private companies.</i>
Access for viewing	Tony Fisken, Guideline Asset Management.
Landlord	Guideline Investment Group.
Contact	Tony Fisken, Guideline Asset Management, Tauranga. Mobile: 021 276 4125